

Aston & Co

ESTATE & LETTING AGENTS



7 Winstler Drive

Thurmaston, Leicester, LE4 8GJ

£240,000



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Offering a larger than average rear garden and being sold with no upward chain is this immaculately presented, extended two double bedroom house in the ever popular Thurmaston village. Offering a turn-key move within walking distance of Costco & Thurmaston Shopping Centre this house is ideal for first time buyers and investors alike. Inside, the property briefly comprises entrance hall, downstairs WC, full width lounge and an extended kitchen-diner to the ground floor. To the first floor are two double bedrooms and a family bathroom. The property also benefits from a large, mature rear garden, 23ft garage, off road parking, uPVC double glazing and gas central heating.

- Immaculately Presented
- Extended Two Bedroom House
- Modern Kitchen-Diner
- Larger Than Average Rear Garden
- Downstairs WC & Family Bathroom
- Popular Location
- 23ft Garage & Off Road Parking
- EPC Rating TBC / Freehold / Council Tax Band B



Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Primary Schools and The Roundhill Academy.

The Property

The property is entered via a uPVC double glazed composite door leading into.

Entrance Hall

With stairs leading to the first floor, uPVC double glazed window to the side aspect and provides access into.

Lounge

11'09 x 13'08 (3.58m x 4.17m)

Full width living space with decorative fireplace and uPVC double glazed window to the front aspect.

Extended Kitchen-Diner

22 x 12'12 (6.71m x 3.66m)

(maximum measurements) Fitted with a range of modern floor and wall mounted units with rolltop work surface and splashbacks. The kitchen also benefits from an island, gas hob, oven and extractor fan, stainless steel sink, dishwasher and pantry cupboard housing the tumble dryer.

The dining area houses the family dining table along with further space for an office, two sky lights and leads out onto the rear garden via the uPVC double glazed sliding doors.

Downstairs WC

4'06 x 2'10 (1.37m x 0.86m)

With vanity unit and basin, wc, extractor fan and spotlights.

The First Floor Landing

Providing access to the following.

Bedroom One

11'11 x 13'10 (3.63m x 4.22m)

Large double bedroom with fitted robes and uPVC double glazed window to the front aspect.

Bedroom Two

10'02 x 7'09 (3.10m x 2.36m)

Another good size bedroom with uPVC double glazed window to the rear aspect.

Family Bathroom

7'03 x 5'09 (2.21m x 1.75m)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

Outside

To the front of the property is a brick paved driveway providing car standing for multiple vehicles and leads to the front door, garage and rear garden.

To the rear is a mature sizeable garden with patio area, lawned garden, vegetable patch and bbq area.

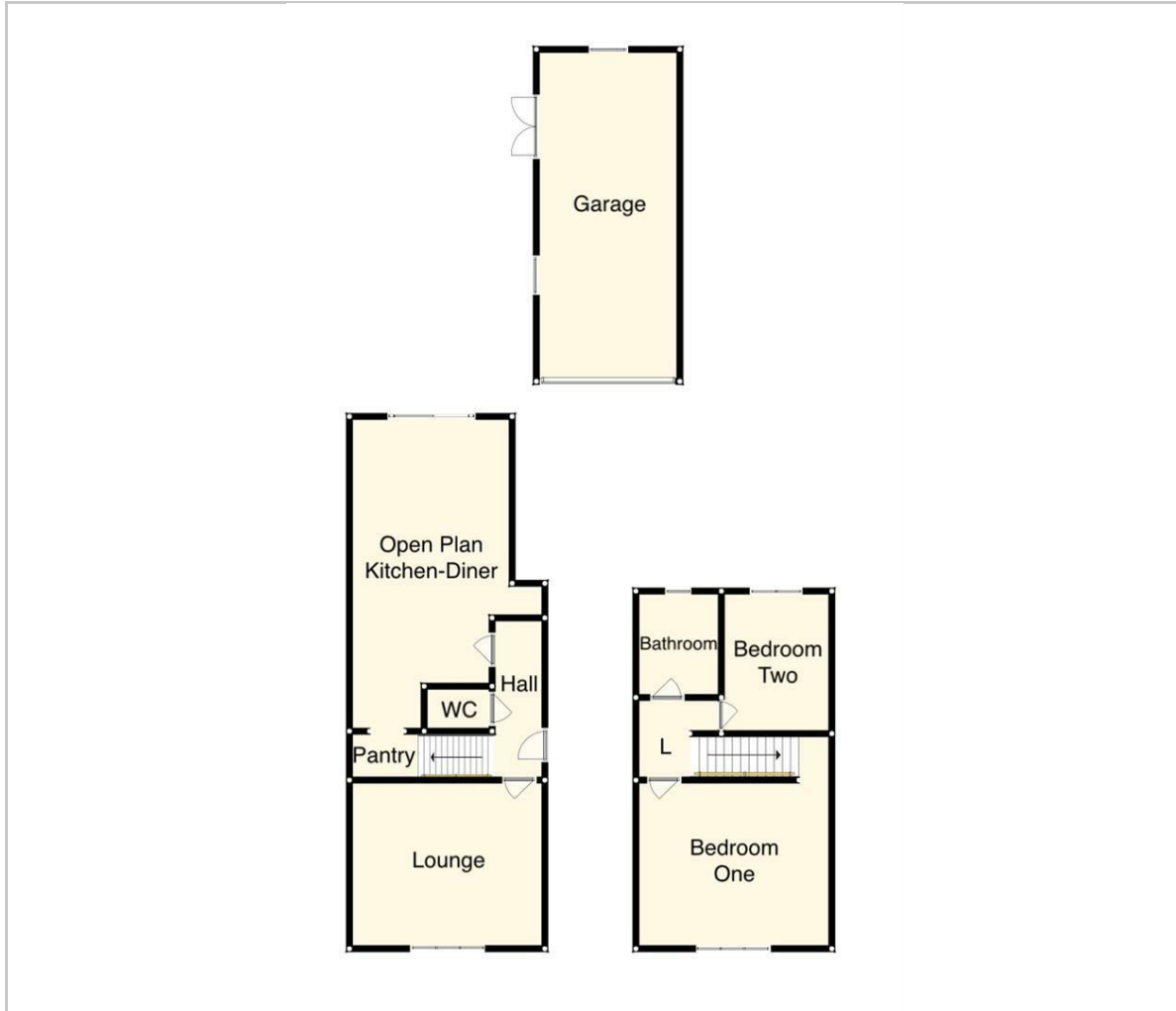
Garage

23'08 x 9'11 (7.21m x 3.02m)

With up and over door, personnel door, power, light and window.



Floor Plan



Viewing

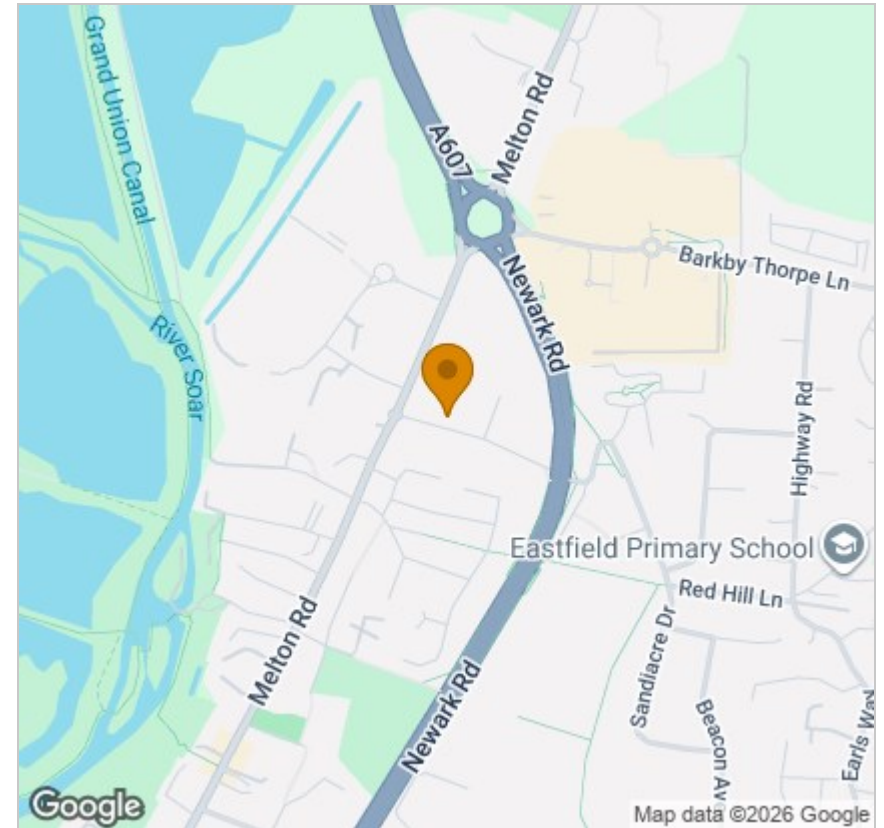
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	